

## PURPOSE OF THE PLAN

The Lindley Park Neighborhood planning process represents Greensboro's proactive approach to partner with a neighborhood in a pilot program to determine needs and concerns, evaluate alternatives, outline strategies, and determine implementation procedures and resources. The Plan represents a significant investment in the future of Lindley Park. Specific goals related to the central purpose are:

- Establish a planning model/prototype for subsequent neighborhood planning studies throughout the City. This pilot effort was the result of a major strategic planning initiative completed in 1997 by the City of Greensboro (Neighborhood Planning and Service Delivery Team). The planning process in the Lindley Park Neighborhood Plan will be evaluated as the basis for planning future residential areas.
- Delineate areas of responsibilities for the City, neighborhood leaders and residents, and public and private organizations. The continual participation of all residents, neighborhood leaders, and business owners is required to successfully achieve the goals, objectives, and strategies.
- Continue the involvement of Interdepartmental City Staff in implementing strategies and recommendations. During the planning process, Staff and members of the Lindley Park Neighborhood Planning Team researched neighborhood needs and compiled major solutions and strategies for selected community problems. City Staff will assist the neighborhood in executing short-term, intermediate, and long-term strategies.
- Link the Plan to future City plans and projects including the Connections 2025 Comprehensive Plan. Housing and Neighborhoods is a major element of the Comprehensive Plan that addresses specific initiatives related to neighborhood conservation, monitoring of housing conditions, and maintenance of existing housing stock. Currently, several staff teams are already implementing various action strategies related to these initiatives as part of the Connections 2025 Action Plan.

## INTRODUCTION



Lindley Park represents an established and desirable Greensboro neighborhood. The plan area consists of 645 acres just west of downtown Greensboro and is bounded by Market Street to the north, Holden Road to the west, Oakland Avenue to the south, and Elam Avenue to the east. The core of the neighborhood consists of single family dwellings and is the geographic center of Lindley Park. The neighborhood is also centrally located, with good access to area schools, work centers, recreational opportunities, and shopping.

Lindley Park's desirability and durability can be attributed in part to its namesake, Greensboro businessman John Van Lindley, a Quaker, whose business interests ranged from nurseries, to sewer pipes, to insurance, to peach growing. He owned vast acreage along Spring Garden Street where he grew trees, shrubs and flowers for Lindley Nurseries.

Through Van Lindley's generosity, Lindley Park served as what was probably Greensboro's first planned recreation complex from 1902 to 1917. More than 60 acres of his land holdings were

donated for a public area on which was built a man-made lake and an amusement park. A trolley line was built by the City to provide access to residents from throughout the city. This same area now holds the park between Spring Garden Street and Walker Avenue, and the City's Arboretum.

The Lindley Park residential neighborhood began to take shape in the years after the Lindley Park amusement park and lake closed in 1917. Van Lindley again donated park land to the City under the condition the City would commission a landscape architect to create plans for a planned residential community. One of the South's great architects, Earle Sumner Draper, undertook the job and his efforts subsequently left Lindley Park as a well-preserved example of an early 20th-century planned neighborhood (refer to Marvin Brown, *Greensboro: An Architectural Record*, 1995). Entryway columns with tree-lined streets and a central park were important features of Draper's 1919 plan. Subsequent major changes in the neighborhood include the addition of the Lindley Park Recreation Center, the Arboretum, and ball fields on 38 acres north of Walker Avenue.



Plot plan dated 1920 for J. Van Lindley Nursery.

The Lindley Park Neighborhood Association (LPNA) was formed in 1993 so that residents could discover and invigorate the neighborhood's roots. Through the hard work and dedication of LPNA's early pioneers, and especially of Chairman Jack Almon, substantial progress was made in the association's first six years. The City of Greensboro and private donors financed substantial improvements to the Arboretum and a restoration of the park area between Spring Garden Street and Walker Avenue to its early 20<sup>th</sup> century form. LPNA played a key role in the undertaking by performing most of the planting and landscaping work on a volunteer basis. LPNA was also successful in its early years in reunifying the neighborhood's school district assignment (to Lindley-Kiser-Grimsley). Association members have consistently served on various City boards and task forces. Lindley Park was chosen as the subject for this pilot neighborhood plan largely because of LPNA's early record of accomplishment.

Lindley Park enters the planning process as a predominantly single-family neighborhood bordered by a diverse mix of multifamily, commercial, office, and industrial properties. Residents enter this process with Lindley Park's history in mind, and a commitment to preserve its unique character and traditions. Residents also understand that Lindley Park has become a more diverse and urban neighborhood than originally planned by Draper. Participation in the planning process has provided Lindley Park residents with the opportunity to decide the future development of the neighborhood, formulate recommendations for reaching goals, and implement short-term, intermediate, and long-term strategies that benefit the neighborhood.

## NEIGHBORHOOD VISION

The Lindley Park Neighborhood Association adopted the following vision statement to help guide the development of this document:

*Lindley Park, a residential neighborhood centered around a public park, renews and invigorates its 1917 origins in the 21<sup>st</sup> century. As a neighborhood built on tradition, Lindley Park strives to continue its appeal as a predominantly owner occupied neighborhood with neighborhood schools, churches and businesses.*

*Its character as a tranquil, safe and pedestrian friendly neighborhood of canopy tree lined streets, green spaces and a broad mix of architectural styles is maintained. Its character as a vibrant urban locale is*

*enhanced through careful consideration of new land use patterns, eye-appealing streetscapes, and state of the art physical infrastructure, including architectural lighting and underground utilities.*

*The traditions of Lindley Park and the concerns of its diverse residential population are supported and are knit together through an active, open neighborhood association.*

***The residents of the neighborhood hope to see the key elements of this vision as it celebrates its centennial in 2017.***

## **HOW TO USE THE LINDLEY PARK NEIGHBORHOOD PLAN**

The policies and recommendations that will be used to guide Lindley Park residents towards achieving their vision are laid out in the following Plan elements: Issues and Recommendations, Walker Avenue Study, Spring Garden Street Corridor Study, Action Plan (Implementation), and The Future Land Use Map. Each of these plan elements are closely related and are the product of an intensive study and evaluation of the neighborhood, completed by the Lindley Park Neighborhood Planning Committee in conjunction with the City of Greensboro. Incorporating the Plan elements into the decision-making and planning activities of the LPNA and the City of Greensboro will result in a Lindley Park that closely resembles the vision it strives for as it celebrates its centennial.

The policies and recommendations contained in this Plan should be used by the neighborhood, developers, civic and business organizations, and individual citizens when giving their viewpoints to City Boards, Commissions, and Council. These goals and policies should be referenced on issues such as rezoning, provision of services, economic opportunities, transportation, environmental quality, housing, etc.

While this Plan provides for considerable flexibility, to have relevance over time, it should not be subject to continuous revisions. The Plan may, however, be subject to occasional revisions or amendments:

- Amendments shall not be considered until the neighborhood has reviewed and made comments on the proposed amendments.
- Amendments to the Lindley Park Neighborhood Plan shall first be reviewed by the Greensboro Planning Board, and then forwarded to City Council for a public hearing.
- Amendments may include modifications to Recommendations and Action Steps; or modifications to The Future Land Use Map.
- Amendments should not be made without an analysis of the immediate needs, the consideration of the long-term effects, and the implications, if any, the amendment may have for other parts of the plan.

## **IMPLEMENTATION**

The implementation of the Lindley Park Neighborhood Plan will be a collaborative effort between the City of Greensboro and the Lindley Park Neighborhood Association. A detailed outline of tasks and responsibilities is found in the Action Plan Section starting on page 59.

Further, the following steps will be taken to ensure there is coordination between the City and LPNA as the implementation work proceeds.

- Quarterly meetings between the City Staff and LPNA.
- An annual report shall be made to City Council on the progress of the Plan.